GUILDCREST ESTATES



The Lansdowne, 4 Rose Hill, Ash, Canterbury CT3 2FA

4 2 2

GUILDCREST ESTATES

Rose Hill, Ash, Canterbury CT3 2FA

Asking price £795,000







STAMP DUTY PAID* This impressive detached home combines classic architecture with spacious, practical layout, perfectly suited to modern family living with underfloor heating to the ground floor and an air source heat hump. The elegant brick façade is complemented by a symmetrical arrangement of windows and a central arched entrance, creating a strong sense of balance and kerb appeal. A generous driveway and attached double garage and offers ample parking. The soft landscaping to the front enhances the welcoming approach.







Inside, the central hallway leading to a well-proportioned lounge at the front. To the rear, a large open-plan kitchen/day room forms the heart of the home, with direct access to the garden. The bespoke fitted kitchen comes with beautiful quartz worktops and integrated appliances which include a fridge/freezer, dishwasher, oven and gas hob. A separate utility adds everyday convenience, with sink and space for washing machine & tumble dryer and access to the garage. The WC and coat storage complete the practical elements of the layout.

Upstairs, the home continues to deliver generous accommodation. The principal bedroom enjoys the benefit of a private en-suite. Three further bedrooms and a family







bathroom serves the remaining rooms, and central landing with linen storage ensures the home remains organised.

Service Charge - £490.00 per annum

*T&Cs apply. Stamp Duty Paid offer on selected plots only & on full asking price purchases reserved before the 31st December 2026. Exchange of contracts must be within 6 weeks of reservation. Offer cannot be used in conjunction with any other offer. Subject to contract & availability. The developer reserves the right to withdraw this offer at any time.







GUILDCREST ESTATES

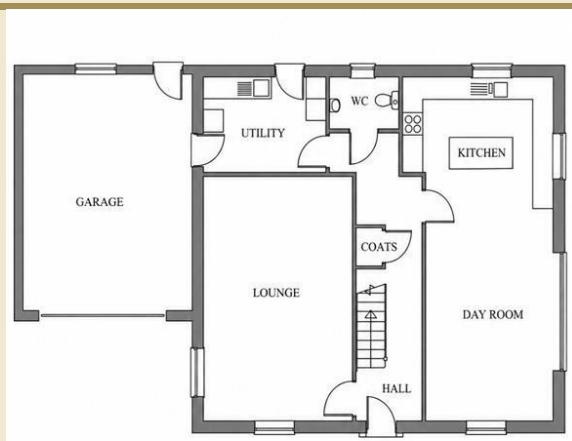
Key Features

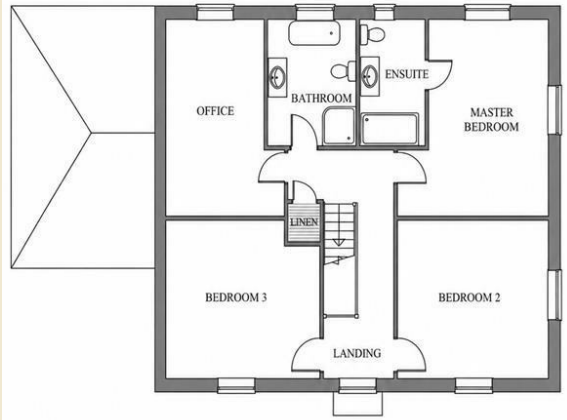
- NEW BUILD GEORGIAN STYLE PROPERTY
- 4 LARGE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- DOUBLE GARAGE AND LARGE DRIVEWAY
- QUARTZ WORKTOP
- ROLL TOP BATH
- INTEGRATED APPLIANCES
- GARDEN LAID TO PATIO AND TURF
- AIR SOURCE HEAT PUMP
- UNDERFLOOR HEATING TO THE GROUND FLOOR

Important Information

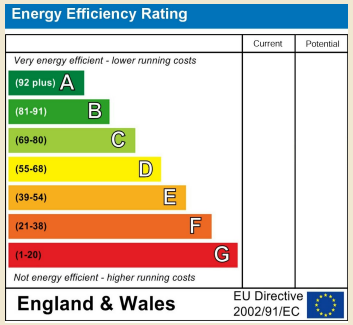
Freehold
House - Detached
1977.00 sq ft
Council Tax Band New Build
EPC Rating

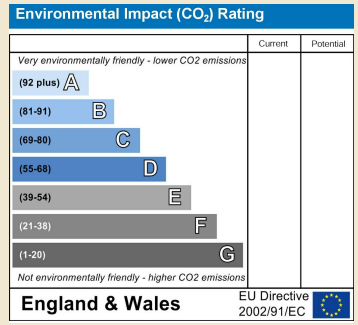
£795,000











01227 696000 www.guildcrestestates.co.uk
24 Lower Bridge Street, Canterbury, Kent CT1 2LG

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.